



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 11/22/05

AGENDA ITEM 2

WORK SESSION ITEM

TO: Mayor and City Council

FROM: City Clerk

SUBJECT: An Ordinance Adding Article to the Municipal Code Relating to Density Bonus

RECOMMENDATION:

It is recommended that the City Council adopt the attached Ordinance.

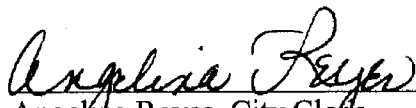
BACKGROUND:

The ordinance was introduced at the November 15, 2005, meeting of the City Council with the following vote:

AYES:	Council Members:	Jimenez, Quirk, Halliday, Ward, Dowling, Henson
	Mayor:	Cooper
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

The ordinance was published in the Hayward Daily Review on November 19, 2005. Adoption at this time is therefore appropriate.

Prepared by:


Angelina Reyes, City Clerk

Approved by:


Jesus Armas, City Manager

Draft Ordinance

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY
THE CITY COUNCIL OF THE CITY OF HAYWARD

ORDINANCE ADDING ARTICLE 19 TO CHAPTER 10 OF THE HAYWARD MUNICIPAL
CODE RELATING TO DENSITY BONUS

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. FINDINGS AND PURPOSE.

Section 2. The City of Hayward's Municipal Code is hereby amended to add Article 19 to Chapter 10 as follows:

ARTICLE 19
DENSITY BONUS ORDINANCE

SEC. 10-19.100 TITLE.

This Article shall be known and may be cited as the Density Bonus Ordinance of the City of Hayward.

SEC. 10-19.110 DEFINITIONS

SEC. 10-19.120 APPLICATION

SEC. 10-19.130 SPECIFIED HOUSING UNITS

SEC. 10-19.140 LAND DONATION

SEC. 10-19.150 CHILD CARE FACILITIES

SEC. 10-19.160 CONDOMINIUM CONVERSIONS

SEC. 10-19.170 DESIGN, DISTRIBUTION AND TIMING OF AFFORDABLE HOUSING UNITS

SEC. 10-19.180 REQUESTS FOR INCENTIVES OR CONCESSIONS

SEC. 10-19.190 GRANTING OF INCENTIVES OR CONCESSIONS

SEC. 10-19.200 TYPES OF INCENTIVES OR CONCESSIONS

SEC. 10-19.210 COMPLIANCE

SEC. 10-19.220 DENSITY BONUS APPLICATION

SEC. 10-19.230 AFFORDABLE HOUSING UNIT PLAN

SEC. 10-19.240 AFFORDABLE HOUSING UNIT AGREEMENT

SEC. 10-19.250 AFFORDABLE HOUSING UNIT AGREEMENTS FOR OWNERSHIP UNITS

SEC. 10-19.260 AFFORDABLE HOUSING UNIT AGREEMENTS FOR RENTAL UNITS

SEC. 10-19.270 ADMINISTRATIVE FEE

SEC. 10-19.280 VIOLATION OF AFFORDABLE HOUSING COST REQUIREMENTS

Section 3. If any section, subsection, paragraph or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid or beyond the authority of the City of Hayward by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 4. This Ordinance shall become effective thirty (30) days after adoption by the City Council.

Introduced at a meeting of the Hayward City Council held November 15, 2005, the above-entitled ordinance was introduced by Council Member Ward.

This ordinance will be considered for adoption at the next meeting of the Hayward City Council, to be held on November 22, at 8:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this ordinance is available for examination by the public in the Office of the City Clerk.

DATED: November 19, 2005

Angelina Reyes, City Clerk
City of Hayward